



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**ZONING COMMISSION**  
www.danbury-ct.gov

(203) 797-4525  
(203) 797-4586 (FAX)

**AGENDA - REGULAR MEETING**  
**WEB BASED MEETING HOSTED ON ZOOM**  
**MAY 25, 2021**  
**7:30 PM**

**PUBLIC PARTICIPATION INSTRUCTIONS START ON PAGE 2 OF THIS AGENDA**

**To view livestream on Danbury CT Planning & Zoning YouTube Channel click on**  
**<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>**

**To View Application Materials, Click on Links Below the Agenda Item**

**ROLL CALL:**

THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 8, 2021.

**PLEDGE OF ALLEGIANCE:**

**ACCEPTANCE OF MINUTES:** May 11, 2021  
**[Click on link for Draft Meeting Minutes](#)**

**PUBLIC HEARINGS:**

- 1) Petition of Berkley Insurance Company/Encompass Health CT Real Estate LLC to Amend the Master Plan of The Reserve for Tax Assessor's lot #B15005 (Amend Phase 9B, Non-Residential Uses Not Serving the Immediate Needs of the Residential Development, from 100,000 SF of commercial use to 100,000 SF as a Physical Medical Facility-In-Patient Use.) **MARCH SUBMISSION.**

*Click on link for*  
**[Encompass Amendment petition](#)**  
**[Planning Department staff report](#)**  
**[8-3a \(Planning Comm\) recommendation](#)**  
**[8-3b \(WestCOG\) recommendation](#)**

- 2) Petition of Newtown Road LLC/Maria & Manuel Andre, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. **MARCH SUBMISSION.**

*Click on link for*  
**[Whitney Avenue Zone Change petition & map](#)**

[Planning Department staff report](#)  
[8-3a \(Planning Commission\) recommendation](#)

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS:

NEW BUSINESS: None.

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Petition of D & B Wellness to Amend Sections 5.A.5.f.(2), 5.B.3.b., and 5.B.5.f.(1) of the Zoning Regulations. (Delete Prohibition on Drive-Thru Window for Medical Marijuana Dispensary.) *Public hearing scheduled for June 8, 2021.* THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.

ADJOURNMENT

***Public Participation Instructions:***

**NOTE:** The regular meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Zoning Commission Meeting

Time: Tuesday, May 25, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83400101730?pwd=UExyVEFJcVFhV1JGM0k0QjFGWFluUT09>

Meeting ID: 834 0010 1730

Passcode: 726387

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Meeting ID: 834 0010 1730  
Passcode: 726387

Find your local number: <https://us02web.zoom.us/j/kdNMq3kOFF>

*See Also Virtual Meeting Instructions on Zoning Commission webpage.*